

# Ten Principles for Commonwealth Development



Mitt Romney, Governor

Kerry Healey, Lieutenant Governor

Douglas Foy, Chief of Commonwealth Development

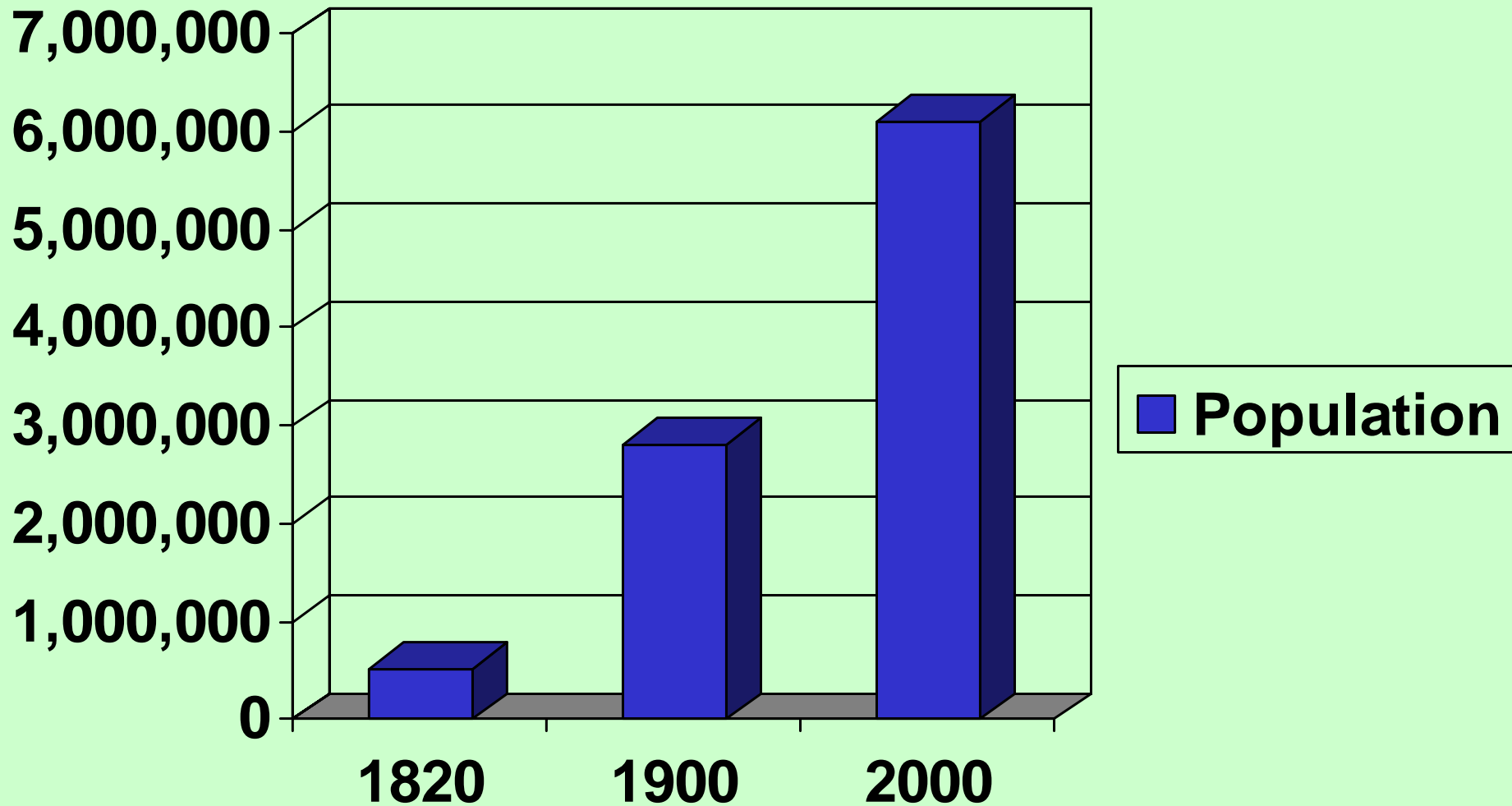
Ellen Roy Herzfelder, Secretary of Environmental Affairs

Jane Wallis Gumble, Director of Housing and Community Development

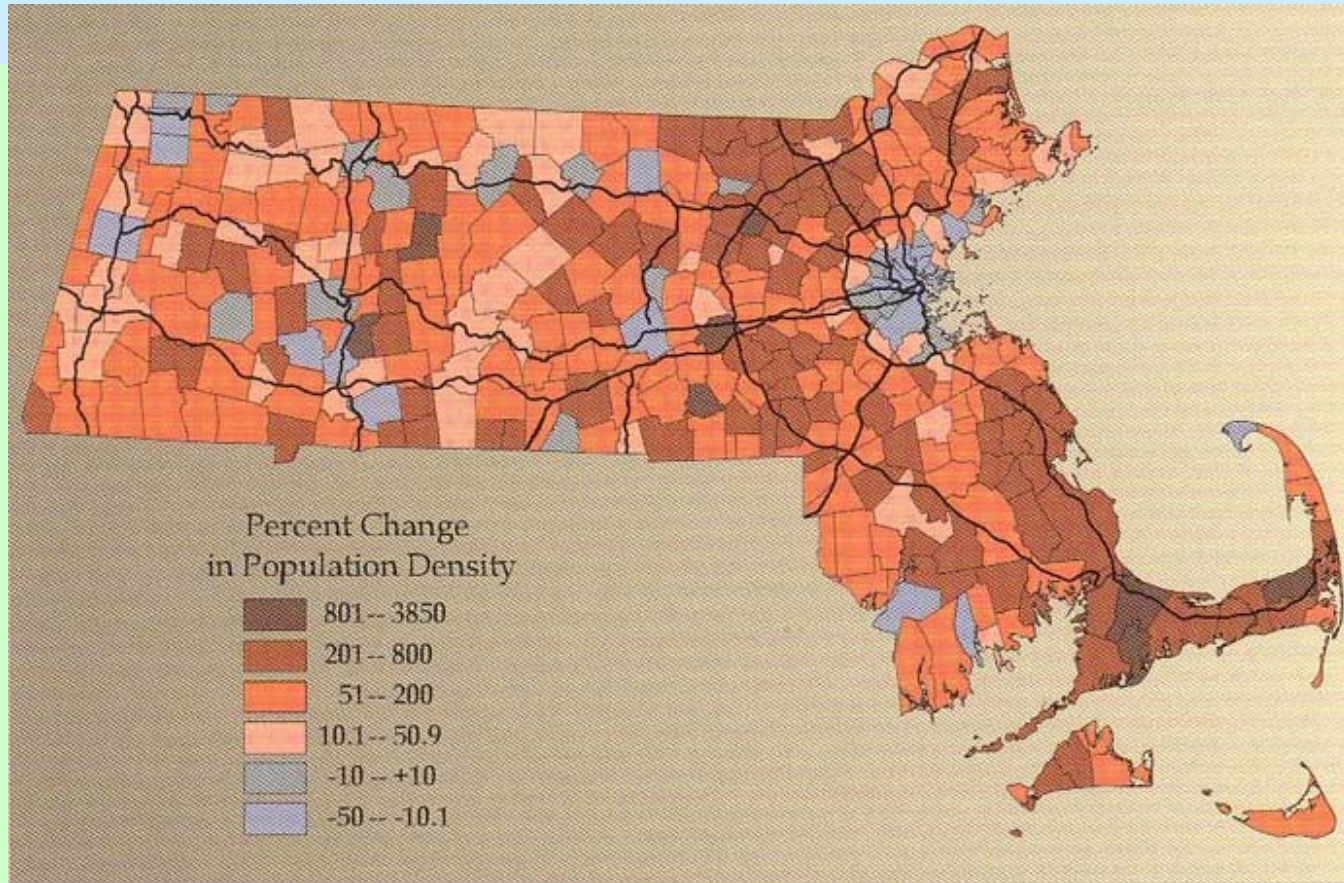
Dan Grabauskas, Secretary of Transportation

David O' Connor, Commissioner of Energy Resources

# Population Increase in Massachusetts 1820-2000



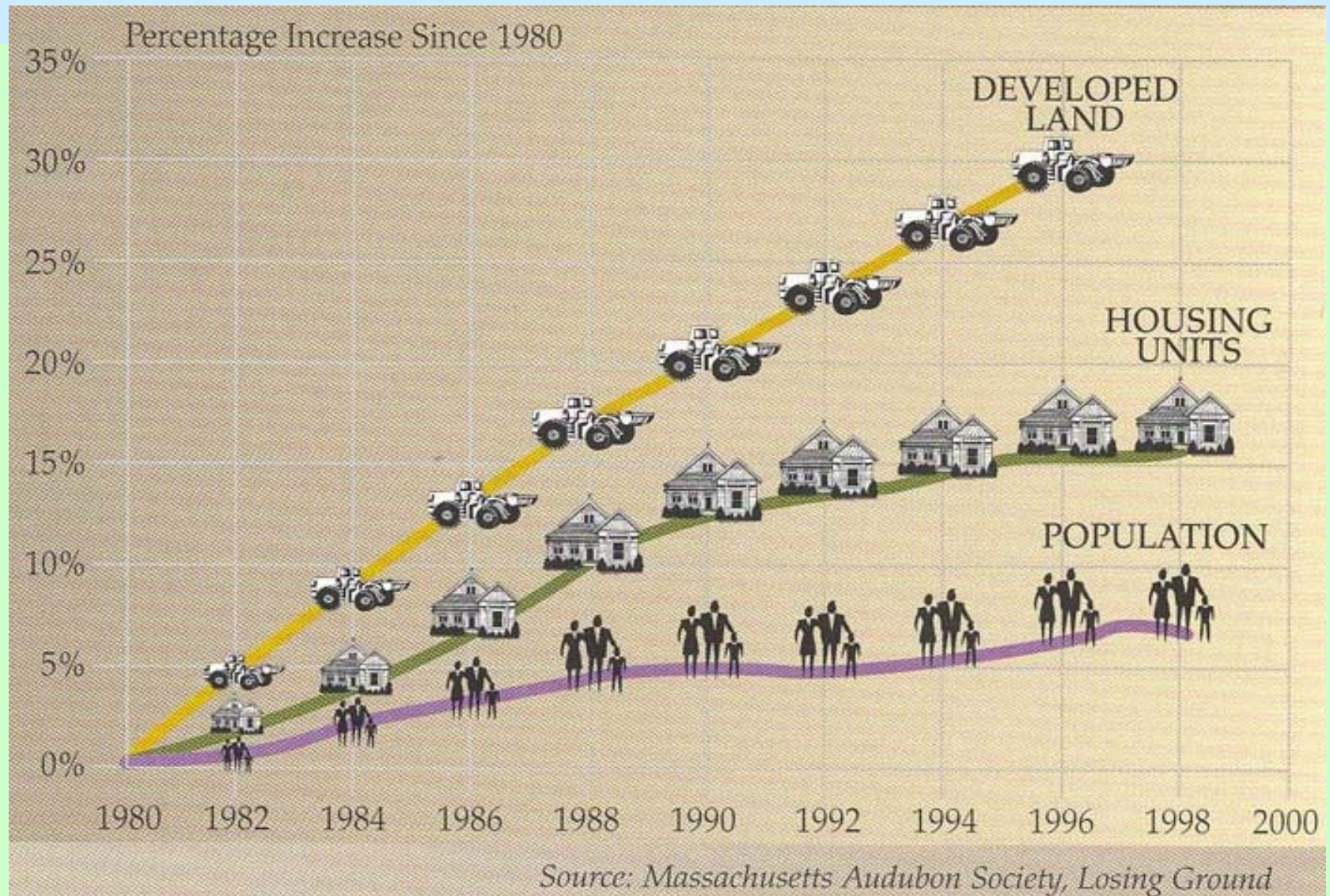
# Population Gains and Losses 1950 - 2000



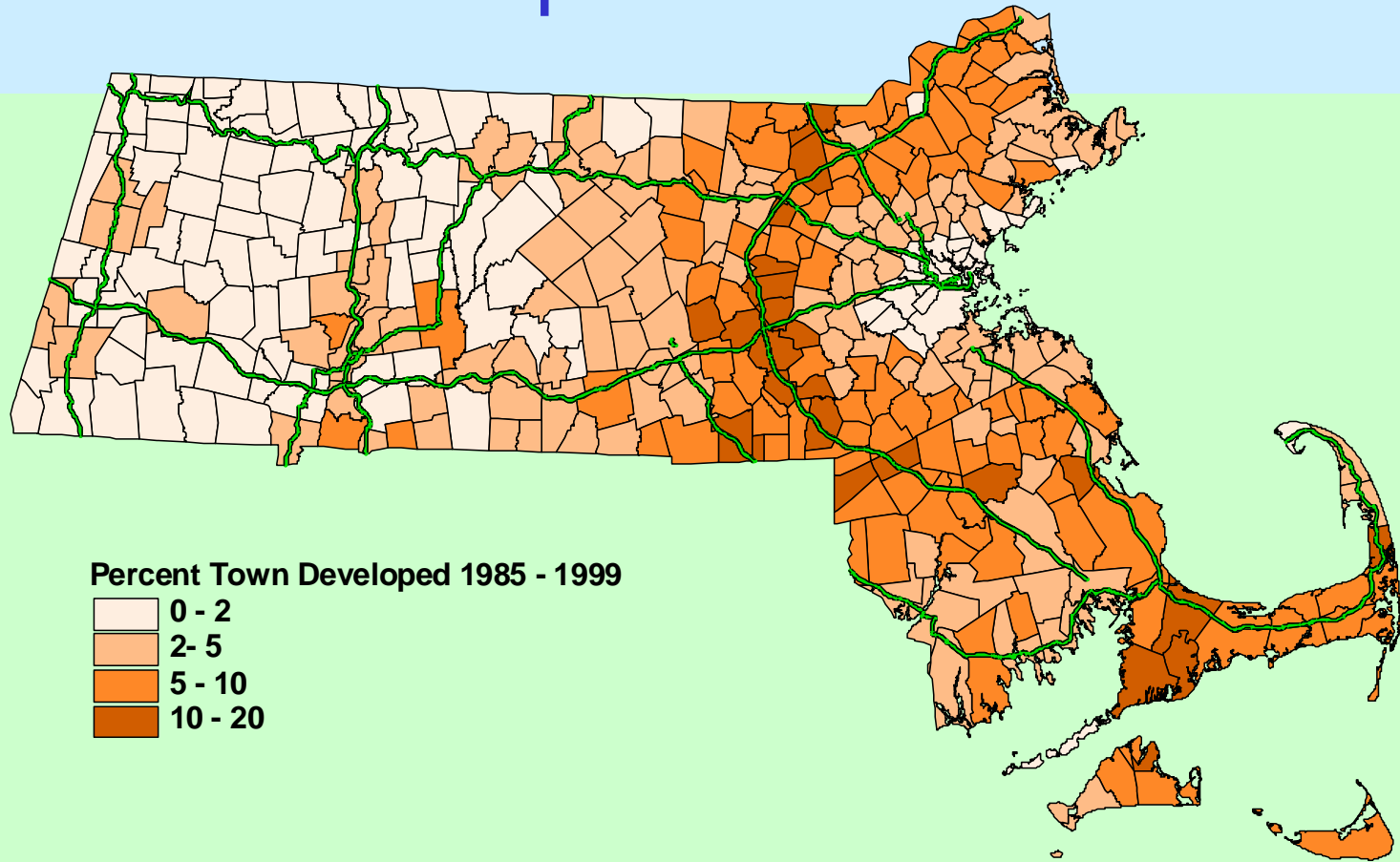
- From 1950-1990, Massachusetts' population grew 28% while the amount of developed land increased by 188%, *more than six times the rate of population growth.*
- More land has been developed since 1950 than in the previous 300 years.



# Growth Trends Since 1980



# New Development 1985 – 1999



According to MassGIS data, in the past 15 years, we have developed open space at a rate of 40 acres per day.

Most was low-density development in the I-495 beltway.



# Why do we care about development?

- **Air Quality**
- **Water Quality and Quantity**
- **Habitat Fragmentation**
- **Housing Costs**
- **Traffic**
- **Workforce Impacts**
- **Cost**
- **Community Character**
- **Quality of Life**



# What is Commonwealth Development?

## Mission:

“Caring for the natural and built environment of Massachusetts.”



# Smart Growth?















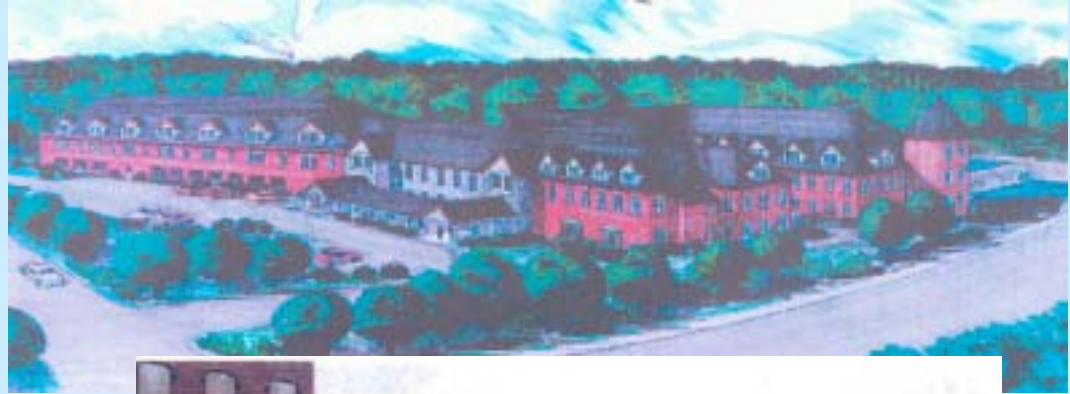
**Saltonstall Building  
Boston**

# Ten Principles for Commonwealth Development

# 1.

## Redevelop First

- Support the revitalization of community centers and neighborhoods.
- Encourage reuse and rehabilitation of existing infrastructure rather than the construction of new infrastructure in undeveloped areas.
- Give preference to redevelopment of brownfields, preservation and reuse of historic structures and rehabilitation of existing housing and schools.



- **Brookside Mill Redevelopment, Westford**
- Mill Conversion Overlay District



1.

# Redevelop First



- **Urban Riverfront Park, Fitchburg**
- A 3.5 acre park on 21E site in downtown Fitchburg will help to revitalize economy and create natural amenities

1.

# Redevelop First



- **Conway Park, Somerville**

- Former smelting facility was cleaned, capped and transformed into roller skate park and basketball court



# 1.

# Redevelop First

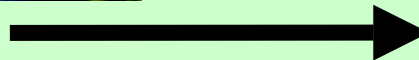
- **Neighborhood Revitalization Program**
- Clark University and South Main Community Development Corporation





1.

# Redevelop First



- **The Talleyrand site, New Bedford**
- Aerovox converted brownfield site to film, paper and capacitor manufacturing facility

# 1.

# Redevelop First

- **Bissell Bridge, Charlemont**



Photo: John Murray



## 2.

# Concentrate Development

- Support development that is compact, conserves land, integrates uses, and fosters a sense of place.
- Create walkable districts mixing commercial, civic, cultural, educational and recreational activities with open space and housing for diverse communities.





## 2.

# Concentrate Development



- **Rezoning for Mixed Use in Downtown, Franklin**

## 2.

# Concentrate Development

- **Battle Road, Lincoln**
- 120 townhouses concentrated on 12 acres of a 24-acre site



# 3.

## Be Fair

- Promote equitable sharing of the benefits and burdens of development.
- Provide technical and strategic support for inclusive community planning to ensure social, economic, and environmental justice.
- Make regulatory and permitting processes for development clear, transparent, cost-effective, and oriented to encourage smart growth and regional equity.



Lawrence  
community  
members



Chicopee  
residents define  
a vision for their  
urban waterfront



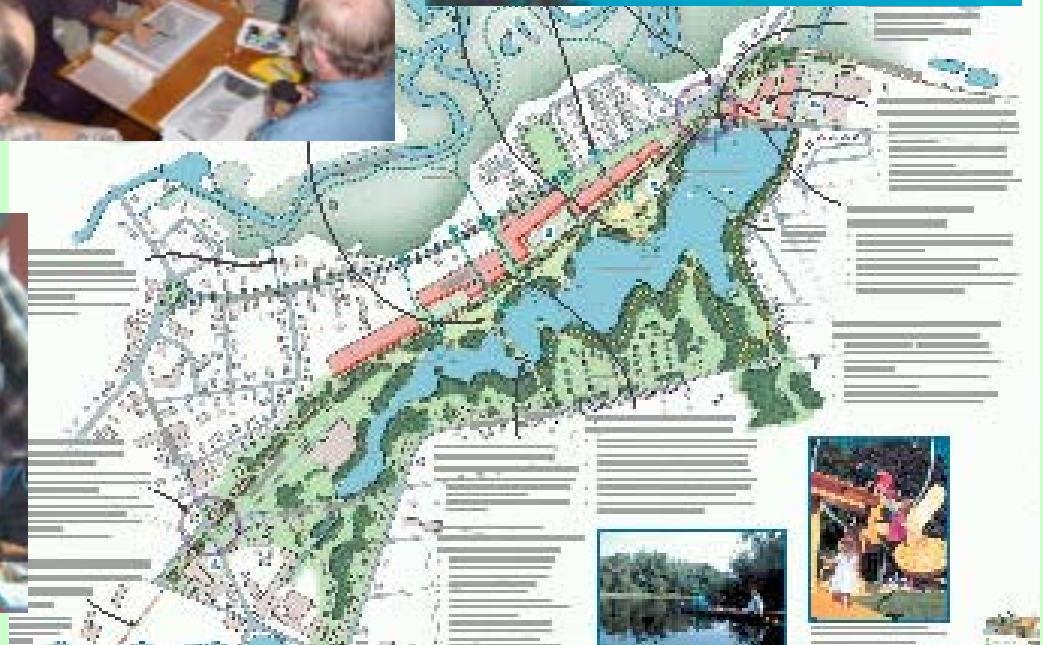
Somerville  
residents define  
indicators of  
community  
health



# 3.

## Be Fair

- **UrbanRiver Visions Program, Easthampton**
- Community members define their vision for urban riverfront revitalization in their downtown



# 3.

## Be Fair

- **Reviviendo Gateway Initiative, Lawrence Community Works**
- Economic revitalization & environmental improvement of mill district
- Proximity new intermodal MBTA station across river
- Brownfield redevelopment
- All community stakeholders engaged to create vision
  - Residents
  - Businesses
  - Civic institutions



# 3.

## Be Fair

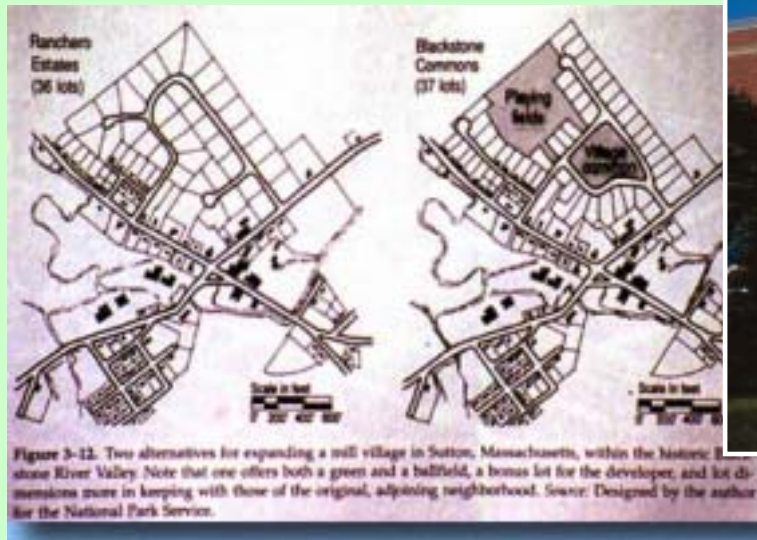
- **Salem Harbor Electric Plant**





# 3.

## Be Fair



- **Streamline the regulatory and permitting process to enable developers to more readily pursue sustainable development options**



# 4.

## Restore and Enhance the Environment

- Expand land and water conservation.
- Protect and restore environmentally sensitive lands, natural resources, wildlife habitats, and cultural and historic landscapes.
- Increase the quantity, quality and accessibility of open space.
- Preserve critical habitat and biodiversity.
- Promote developments that respect and enhance the state's natural resources.



# 4.

## Restore and Enhance the Environment

- **Protecting the Connecticut River Valley**
- A unique greenway that connects multiple cultural, historic and natural features





# 4. Restore and Enhance the Environment

- **Lowell River Walk**
- \$1 million DHCD grant for special foundation and pedestrian walkway, with period lighting and benches



# 4. Restore and Enhance the Environment

- **Salamander Tunnels**
- Cooperative effort in Amherst created two, 200-foot tunnels to aid salamanders to reach vernal pools



# 5.

## Conserve Natural Resources

- Increase our supply of renewable energy and reduce waste of water, energy and materials.
- Lead by example and support conservation strategies, clean power and innovative industries.
- Construct and promote buildings and infrastructure that use land, energy, water and materials efficiently.



Hull Wind Turbine

Photo by Boston Globe.



MBTA compressed natural gas buses



West Broadway, public housing energy efficiency retrofit



# 5. Conserve Natural Resources

- **Protecting our Water Resources**



# 5. Conserve Natural Resources

- **Erie-Ellington Homes, Boston**
- Affordable housing with post-construction water and energy savings of 50%



# 5.

## Conserve Natural Resources

- **Lead by example: Massachusetts Renewable Energy Trust**
- \$150 million to promote a greater reliance on renewable energy resources
- Spur development of the renewable energy sector as a source of economic growth in Massachusetts
  - Solar photovoltaic and solar thermal electric
  - Wind
  - Ocean thermal, wave or tidal energy
  - Landfill gas
  - Hydroelectric
  - Fuel cells



Greenfield Energy Park



# 6. Expand Housing Opportunities

- Support the construction and rehabilitation of housing to meet the needs of people of all abilities, income levels and household types.
- Coordinate the provision of housing with the location of jobs, transit and services.
- Foster the development of housing, particularly multifamily, that is compatible with a community's character and vision.



Affordable single family homes, Bolton



Affordable single family home, Boston



Affordable multifamily housing in the former Central Annex School, Pittsfield

## 6. Expand Housing Opportunities



- **Affordable multifamily homes**
- Methuen Mills
- Forbes School, Bolton
- Holyoke Hope Building
- Wakefield Inn





# 6. Expand Housing Opportunities

## GREENTECH HOUSING COMPANY



- **Greentech Housing Company, Worcester**
- Environmentally efficient homes at affordable prices





# 6. Expand Housing Opportunities

- **The Woodlands at Abington Station**
- 192-unit transit oriented housing development, with 39 affordable units



## 7.

# Provide Transportation Choice

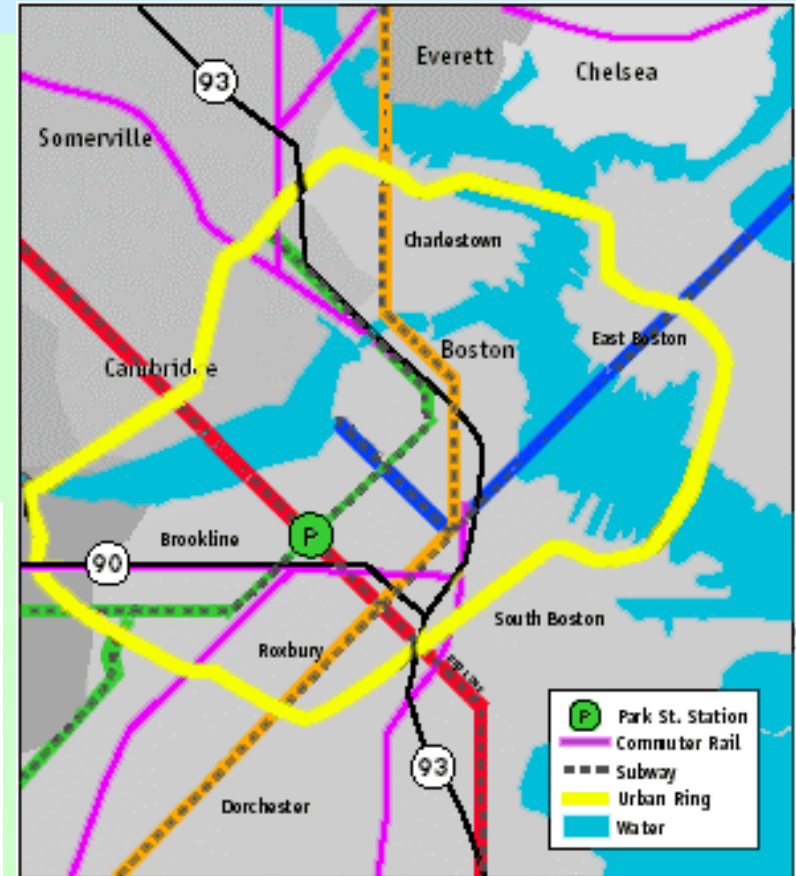
- Increase access to transportation options, in all communities, including land and water based public transit, bicycling, and walking.
- Invest strategically in transportation infrastructure to encourage smart growth.
- Locate new development where a variety of transportation modes can be made available.





# 7. Provide Transportation Choice

- **The Urban Ring**
- Proposal to connect outlying Boston Metropolitan Area with new transit line connecting spokes of MBTA system



North Point in Cambridge is just one of many possible TODs along the Urban Ring.

Rendering by Spaulding and Sly



# 7. Provide Transportation Choice

## Silver Line Project

Silver Line: July 2002



**Washington  
Street  
Replacement  
Service**



- ◆ 2 Miles
- ◆ 16 Stations
- ◆ 17 New Vehicles
- ◆ Ph. I Cost = \$50 M



# 7. Provide Transportation Choice

## Silver Line Spurs Economic Development



South End Community Health Center  
(\$30M)



Laconia Lofts (\$18M)



Area D-4 Police Station (\$5M)



Joseph Moakley Courthouse  
(\$200M+)

# 8.

## Increase Job Opportunities

- Attract businesses with good jobs to locations near housing, infrastructure, water, and transportation options.
- Expand access to educational and entrepreneurial opportunities.
- Support the growth of new and existing local businesses.



Above, Clocktower Place, Maynard Below, City of North Adams.



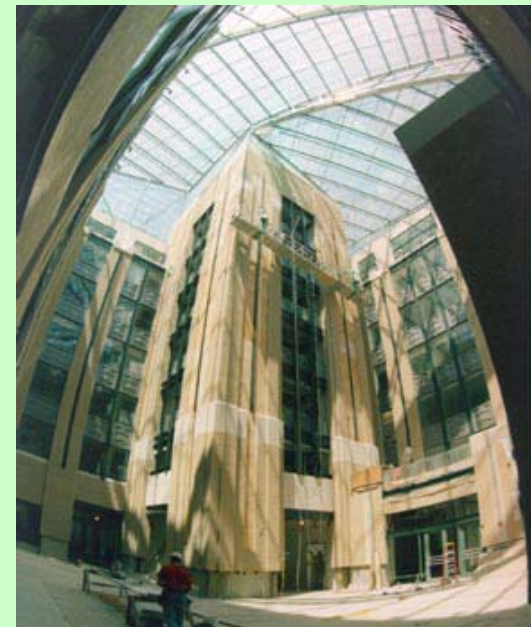


8.

# Increase Job Opportunities



- **Landmark Center, Boston**
- A new development style of the classic shopping mall



The 1928 art-deco landmark Center in Boston's Fenway

# 8.

# Increase Job Opportunities



Natick Bakery Building

- **DHCD Downtown Revitalization Efforts**



Pittsfield  
Central  
Block



Palmer mixed-  
use downtown  
building

# 9. Foster Sustainable Businesses

- Strengthen sustainable natural resource-based businesses, including agriculture, forestry and fisheries.
- Strengthen sustainable businesses.
- Support economic development in industry clusters consistent with regional and local character.
- Maintain reliable and affordable energy sources and reduce dependence on imported fossil fuels.





# 9. Foster Sustainable Businesses

- **Farm Viability Enhancement Program**



# 9. Foster Sustainable Businesses

- **Lower Cape Fisheries Marketing Project, “Cape Live Seafood”**
- Funding to Eastham, Harwich, Provincetown, Truro and Wellfleet for marketing and equipment



# 10.

## Plan Regionally

- Support the development and implementation of local and regional plans that have broad public support and are consistent with these principles.
- Foster development projects, land and water conservation, transportation and housing that have a regional or multi-community benefit.
- Consider the long-term costs and benefits to the larger Commonwealth.

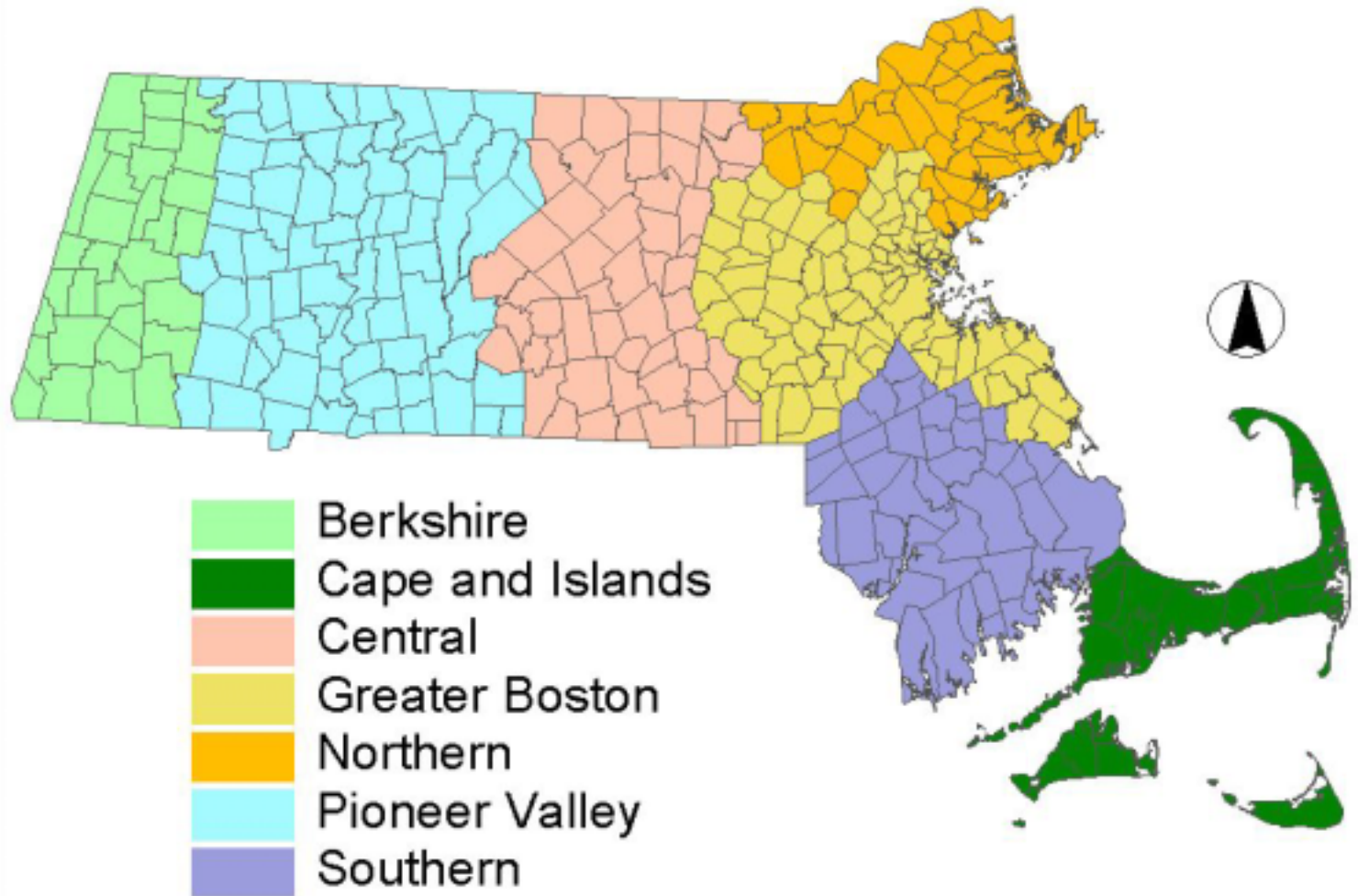




10.

# Plan Regionally

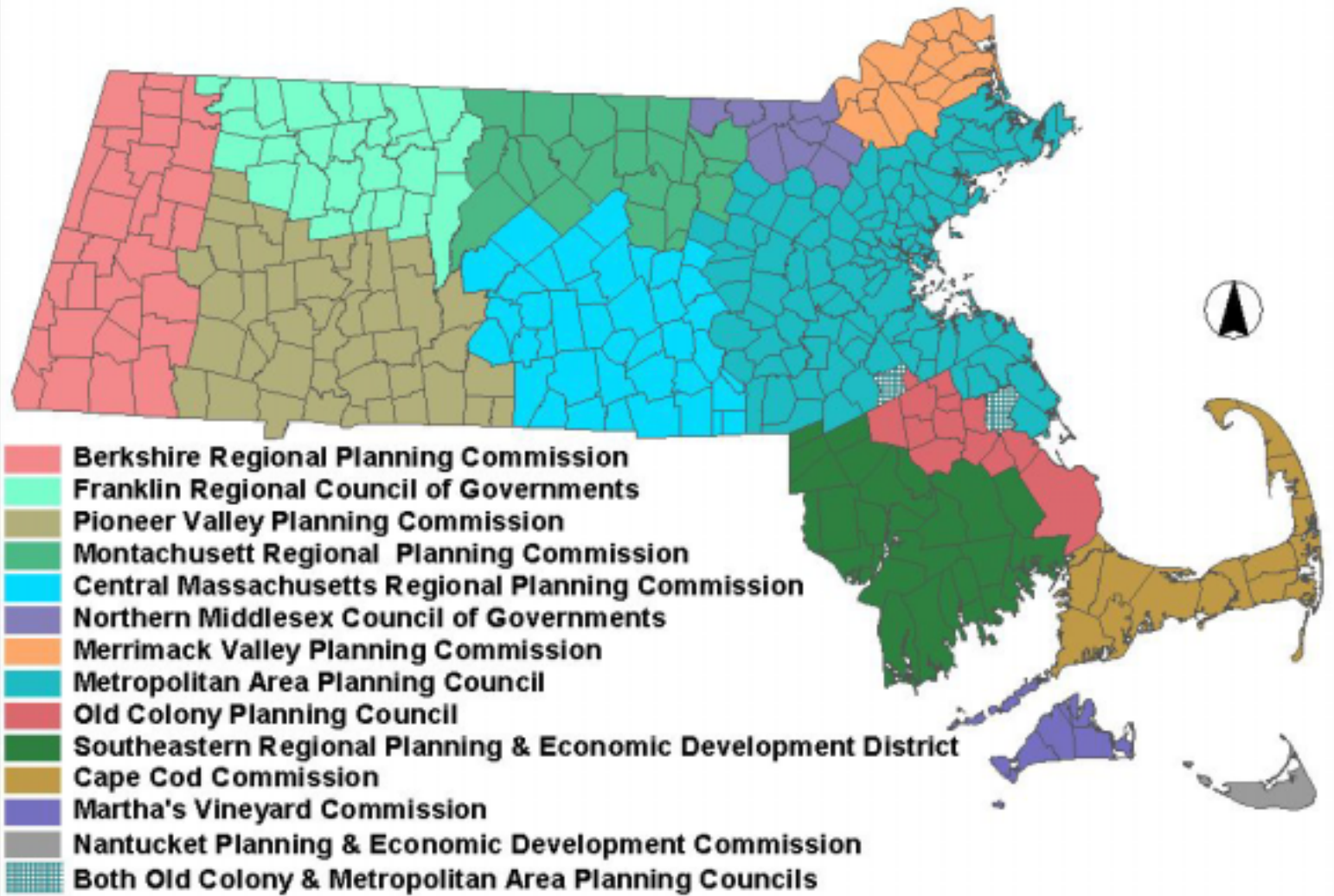
## Department of Economic Development Regions



10.

# Plan Regionally

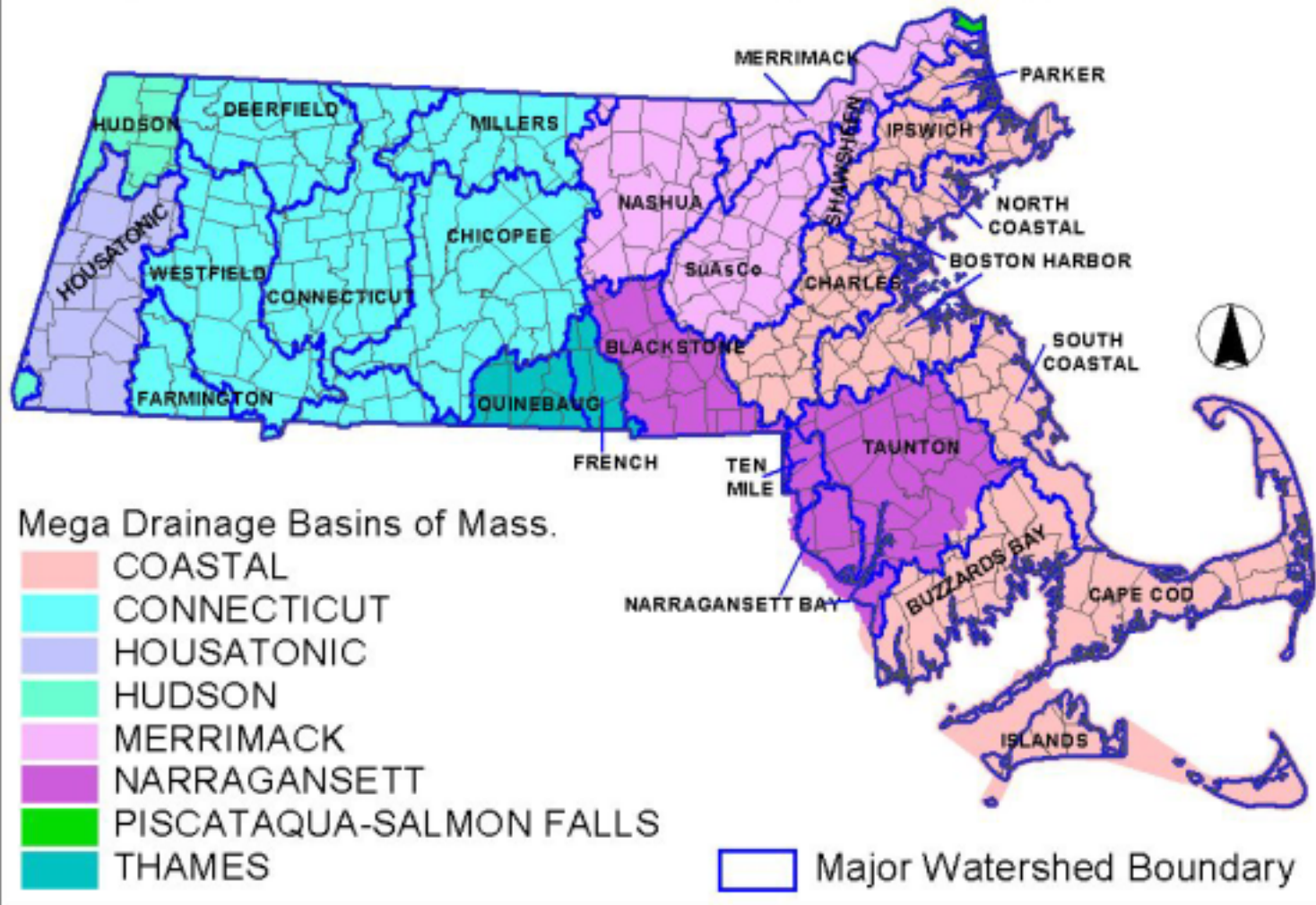
## Regional Planning Agencies (RPA)



10.

# Plan Regionally

## Major Watersheds and Mega Drainage Basins





# Office of Commonwealth Development Initiatives

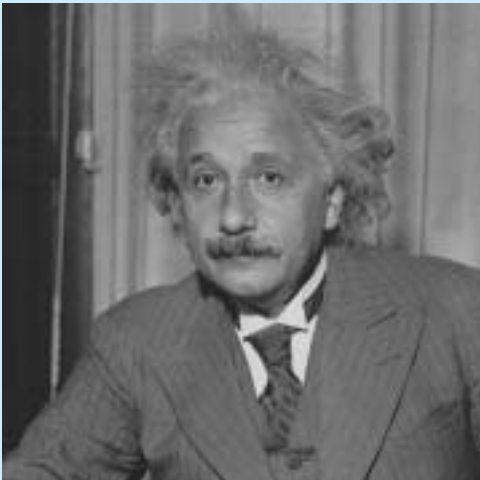
- **Double Housing**
- **40B**
- **40A**
- **Fix it First**
- **Context Sensitive Design**
- **Guidelines for PWEDs and CDAGs**
- **State Lands**
- **Capital Spending Plans**
- **MRET**
- **Restructuring Parks Agencies**



# Creating a Sustainable Development Agenda

**“There are absolutely no good ideas in politics. The ideas are all obvious, the only problem is to get people to act on them.”**

**-Albert Einstein**



# Further Challenges

- **School Siting**
- **Innovative Transit Funding**
- **Renewables Siting**
- **Local Revenue Sharing**
- **New England Village Design**
- **Watershed Restoration**
- **Innovative Land Funding**

